

4.01 Acres/1.6 Hectares

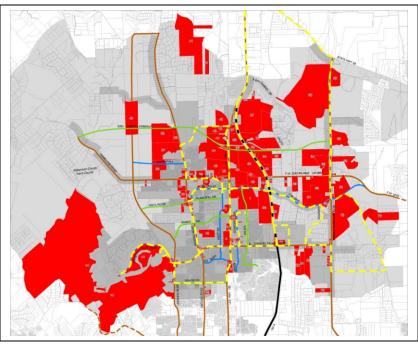
Frontage on Ronald W. Reagan Blvd. (Parmer Lane)

**Available Utilities** 

Greenfield with Residence

Zoning - Future Mixed-Use Commercial

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## 4.01 Acres/1.6 Hectares King Property

Property									
Total Acreage: 4.01 acres/1.6 hectares				Map: MAPSCO Austin 2006 Street Guide, pg. 313, Sec. Q					
Location									
City: Leander				County: Williamson					
Address/Directions: Northeast co				armer Lane) ar	nd CR 269	(future real	ignmer	nt of FM 2243),	
www.wcad.org tax id#: R473779 R	Distance from City Limite. Not Applicable								
Within City Limits: Yes  Distance to US Highways: 1.6 miles/2.6 km east of US 183-A				Distance from City Limits: Not Applicable					
Distance to US highways: 1.0 hilles/2.0 kill east of US 183-A Distance to Interstate Highways: 8 miles/12.8 kilometers				Type of Zoning: Future Mixed-Use Commercial					
General Site Information									
Previous Use of Site: Residential	Genera	Condition: Ex	xcellent Dimensions:				: 275 x 750 feet/84 x 229 meters		
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Eckrant-Georgetown: very shallow to moderately deep, calcareous and non-calcareous, stony, cobbly, and loamy soils formed in indurated fractured limestone; on uplands with 1 to 8 percent slopes				Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete					
Adjoining Acreage Available: Yes	djoining Acreage Available: Yes		e Be Divided:	No	Lot Size: Not Applic			plicable	
Improvements									
Road Distance to Rail: 2.6 miles/4.2 km west				Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail Other Improvements: 1,850 square foot/172 square meter, one-					
Proximity to Port(s): Three (3) hours to Port of Houston				story, residence					
Fenced: Yes – Partial				Landscaped: Yes					
Located within an Industrial Park: No				Type of Business: Not Applicable					
Deed Restriction(s): Yes, removal in process				Covenants: No					
Utilities									
City of Leander Services: Department Engineering, (512) 528-2700	inches/	Size of Neares 5 cm & 20 cm e: 65 psi/448 l			Sewer - Size of Nearest Line: 8 and 10 inches/20 cm and 25 cm				
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (8	30) 868-6	041	Facs: (512) 268-0328			Emai	: Trista.fugate@peci.com	
Natural Gas Service: ATMOS Energy, (512) 310-3810 Size of Nearest Line				6 inch/15.2 cn	n Poly II	Pressure:	Interm	ediate Pressure	
elecommunication Service: Phone: (5 T&T and/or SuddenLink (979) 595-2		12) 870-4430 and/or 2424		Facs: (512) 870-4475 (979) 595-2445		and/or	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com		
Clawson Disposal, Inc.		12) 259-1709		Facs: (512) 746-5807			Email: clawsondisp@earthlink.net		
Sales Information								,	
Contact: Mr. Jerry Seay Phone	Phone: (512) 917-8558 Facs: (512) 7			763-1414 Email: <u>jerryseay@suddenlink.</u> <u>et</u>			<u>ink.n</u>	Web Site: www.texasrealestatetea m.us	
Sales Price: Negotiable				Lease Price: Not Applicable					
Comments: Flat, buildable, mixed realigned FM 2243 frontage.	use land w	ith 275 fe	et/84 meters o	f Ronald W. Ro	eagan Blv	d. (Parmer	Lane) a	nd 800 feet/244 meters of	